

168.0

0002

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
786,100 / 786,100
786,100 / 786,100
786,100 / 786,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KATTEKOLA VAMSIKRISHNA	
Owner 2: ANTONY SINDHU	
Owner 3:	

Street 1:	273 OAKLAND AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	SPARKS SANDRA A -
Owner 2:	-

Street 1:	273 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
Type:	

NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	7000	Sq. Ft.	Site	0	70.	0.90	7														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	345,100		441,000	786,100		111033
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

PREVIOUS ASSESSMENT								Parcel ID	168.0-0002-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,100	0	7,000.	441,000	786,100		Year end	12/23/2021
2021	101	FV	333,000	0	7,000.	441,000	774,000		Year End Roll	12/10/2020
2020	101	FV	333,000	0	7,000.	441,000	774,000	774,000	Year End Roll	12/18/2019
2019	101	FV	268,700	0	7,000.	441,000	709,700	709,700	Year End Roll	1/3/2019
2018	101	FV	268,700	0	7,000.	371,700	640,400	640,400	Year End Roll	12/20/2017
2017	101	FV	268,700	0	7,000.	340,200	608,900	608,900	Year End Roll	1/3/2017
2016	101	FV	268,700	0	7,000.	289,800	558,500	558,500	Year End	1/4/2016
2015	101	FV	228,900	0	7,000.	252,000	480,900	480,900	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPARKS SANDRA	55009-511		7/19/2010		495,000	No	No		
SPARKS GARY T &	53282-567		7/28/2009	Family		No	No		
	13810-653		10/1/1979		60,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/31/2018	728	Add Bath	17,500	C					5/29/2018	MEAS&NOTICE	BS	Barbara S					
5/21/2013	712	Addition	53,000						4/10/2014	Measured	PC	PHIL C					
7/10/2007	547	Re-Roof	4,800	C					7/11/2013	Measured	JBS	JOHN S					
6/11/2002	422	New Wind	1,600	C				3 REPLACEMENT WIND	6/7/2013	Info Fm Prmt	EMK	Ellen K					
									12/10/2008	Measured	336	PATRIOT					
									12/21/1999	Mailer Sent							
									12/13/1999	Measured	264	PATRIOT					
									1/1/1992		PM	Peter M					
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1	Rating: Good		A Bath:	Rating:			3/4 Bath: 1	Rating: Good								
Sty Ht: 1T - 1 & 3/4 Sty				A 3QBth	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:												
Foundation: 1 - Concrete				A HBth:	Rating:												
Frame: 1 - Wood				OthrFix:	Rating:												
Prime Wall: 4 - Vinyl																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1948	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other									
Jurisdict: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				Lower									
Avg Ht/FL: STD				Location:				Totals	RMS: 6	BRs: 3	Baths: 1	HB					
Prim Int Wal 1 - Drywall				Total Units:													
Sec Int Wall:		%		Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 3 - Hardwood				Name:													
Sec Floors:		%															
Bsmnt Flr: 4 - Carpet																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 168.0-0002-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1990	0.00	T	23.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					